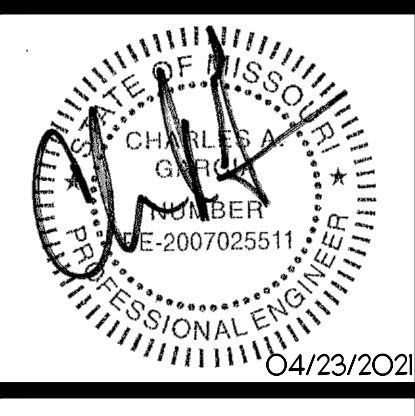


REVISIONS	BY

PLANS PREPARED BY:
 Charles A. Garcia, P.E.
 Missouri Professional
 Engineering License #2007025511
 209 West Stone Avenue
 Greenville, South Carolina 29609
 864-233-5497



CALIBER COLLISION
 700 CORPORATE CENTRE DRIVE
 O'FALLON, MO 63368
 CROSS DEVELOPMENT CO. O'FALLON, LLC.
 4838 MARSH RIDGE ROAD
 CARRROLLTON, TX 75010
 TEL: (214) 614-8252

DRAWN	BAC
CHECKED	TMB
DATE	03/19/2021
SCALE	SCALE
DRAWING	9

ACREAGE SUMMARY AND PARKING SUMMARY:

ACREAGE SUMMARY:
 PARCEL: 12.00 AC.
 PARCEL ADDITION: 10.19 AC.
 TOTAL NEW PARCEL: 22.19 AC.
 GROSS FLOOR AREA: 11,582 SF.

AUTOMOBILE PARKING SUMMARY:
 REQUIRED: 1 SPACE PER 500 SF. OF GROSS FLOOR AREA TOTAL SF.
 • 11,582 / 500 = 23 SPACES

PROVIDED: 23 CUSTOMER SPACES PROVIDED
 52 STORAGE SPACES PROVIDED
 2 ADA SPACES PROVIDED
 TOTAL: 75 SPACES

BIKE PARKING SUMMARY:
 REQUIRED: 1 SPACE PER 15 AUTOMOBILE PARKING SPACES + 23 PARKING SPACES / 15 = 153 SPACES MINIMUM OF 4 PER CODE

PROVIDED: 4 BIKE PARKING SPACES PROVIDED
 2 SPACES PER 1400'²
 2 HOOPS PROVIDED (4 SPACES)

NOTES:

- ALL PARKING SPACES SHOWN ON THE PLANS ARE PROPOSED AND ARE 9' IN WIDTH BY 19' IN LENGTH
- *GATES FOR STORAGE PARKING SPACES WILL REMAIN OPEN DURING BUSINESS HOURS TO ALLOW FOR OVERFLOW PARKING (SHOULD IT BE NEEDED).
- TOTAL NUMBER OF ADA PARKING SPACES IS TO BE RESULT OF THE NUMBER OF CUSTOMER SPACES PROVIDED AND NOT TOTAL SPACES PROVIDED.
- THE PROPOSED USE OF THE PROPERTY IS FOR A AUTO BODY COLLISION REPAIR FACILITY. ALL THE PROPOSED PARKING SPACES ARE FOR CUSTOMER OR EMPLOYEE VEHICLES.

PROPERTY DATA:
 PIN: 3-57E-8446-00-0002.00
 ADDRESS: 4000 HWY 40-61
 O'FALLON, MISSOURI

FLOOD INFORMATION:
 FLOOD ZONE "X"
 PER FEMA FIRM PANEL
 MAP NO. 29183C0430G
 EFFECTIVE DATE: JANUARY 20, 2016

ZONING AND SETBACKS:

ZONING:
 C-2 - GENERAL BUSINESS

BUILDING SETBACK LINES:
 FRONT: 30'
 SIDE: 30'
 REAR: 20'

OVERALL SITE PLAN

SCALE 1" = 60'